

ZONING AGENT SECTION

PERMIT # _____

In reviewing and approving any application for a Zoning Permit, the Zoning Agent shall determine that the following provisions have been met:

- ____ 1. The application is complete and the applicable fee has been paid. Amount of fee _____
- ____ 2. All applicable zoning regulations have been met or varied by the ZBA, including dimensional requirements, performance standards, permitted use provisions and san and gravel regulations.
- ____ 3. All applicable PZC and ZBA conditions of approval have been met, including compliance with approved plans. Date and nature of approval: _____ PZC file # _____
- ____ 4. The subject lot is an existing lot of record or an approved subdivision lot. PZC file # _____
- ____ 5. All known local, State and Federal permits or approvals that apply to the application have been issued, including compliance with the Scenic Road Ordinance and Historic District regulations, if applicable.

Final Action: Based on the applicants submissions, which are attached to or referenced on this form, the Zoning Permit has been: _____ Approved as submitted; _____ Approved with the conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date

XX
The Town of Mansfield does not publish notice of Permit approvals. In accordance with CGS 8-3(f), the applicant may provide notice of this certification as explained on the attached sheet.
 XXX

CERTIFICATE OF ZONING COMPLIANCE # _____

The Zoning Agent shall determine that all structures, buildings or site improvements have been constructed in accordance with plans approved through the Zoning Permit process, and as appropriate, with plans approved by the PZC and/or ZBA.

The structure/use authorized by the Zoning Permit has been reviewed/inspected.

- ____ 1. The completed work meets all applicable provisions of the Mansfield Zoning Regulations and all other applicable Town regulations and permit requirements, including Health District and Public Works.
- ____ 2. All specified conditions of the Zoning Permit and/or PZC or ZBA have been met.
- ____ 3. Where required, a surveyors/engineers certification has been submitted to verify compliance with approved plans.

Based upon a final inspection of the site on _____, the Certificate of Compliance is _____ Approved as submitted; _____ Approved with conditions stated below; _____ Denied

The following comments, conditions of approval or reasons for denial apply: _____

Signature of Zoning Agent

Date

Posted: 2006 11 15

ADDENDUM TO APPLICATION BY:

STORRS CENTER ALLIANCE, LLC
EDUCATION REALTY TRUST, INC.

ZONING PERMIT APPLICATION
PHASE 2, STORRS CENTER
STORRS CENTER SPECIAL DESIGN DISTRICT (SC-SDD)

Applicants

Storrs Center Alliance, LLC
c/o LeylandAlliance LLC
P.O. Box 878
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

Education Realty Trust, Inc.
999 South Shady Grove Road, Suite 600
Memphis, TN 38120
Telephone: 901-259-2540
Contact: Thomas Trubiana

Owners of Record

Storrs Center Alliance, LLC
c/o LeylandAlliance LLC
P.O. Box 878
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

Leyland Storrs II, LLC
c/o LeylandAlliance LLC
P.O. Box 878
Tuxedo Park, NY 10987
Telephone: 845-351-2900
Contact: Howard Kaufman, Managing Member

State of Connecticut
c/o University of Connecticut
Facilities Management
U Box 3038
Mansfield, CT 06269

Note: The property included in this application (the "Property") is generally located east of Storrs Road along Wilbur Cross Way, and is depicted on plan sheets in the application materials. The Property includes parcels known as Storrs Center Phase 1C, Parcel 2; Storrs Center Phase 2A; Storrs Center Phase 1D; Storrs Center Phase 2B, which is a portion of Tax Assessor Map 16, Block 41, Lot 13; and a portion of property owned by the State of Connecticut, which is also part of Tax Assessor Map 16, Block 41, Lot 13, which is under contract to be purchased by Storrs Center Alliance, LLC.

ZONING PERMIT APPLICATION
STORRS CENTER PHASE 2

STORRS CENTER ALLIANCE, LLC
EDUCATION REALTY TRUST, INC.

Statement of Use

Introduction

This application seeks approval of a zoning permit, pursuant to Mansfield Zoning Regulations Article X, Section S.6, for construction of Phase 2 within the Storrs Center project. The total land area involved in this application is approximately 4.86 acres.

Phase 2 will be located on the east and west sides of Wilbur Cross Way (previously referred to as the Village Street) and on the west side of Royce Circle. The portion of Phase 2 located on the west side of Wilbur Cross Way and Royce Circle will consist of the following improvements:

1. Two mixed-use buildings known as VS-2 and VS-5/6. The mixed-use buildings will consist of commercial uses on the ground floor and residential uses on the ground floor and upper floors. Details regarding the mix of uses are provided in this Statement of Use, and details regarding the design of the buildings are included in other parts of this application.
2. Various off-street parking spaces, as shown on Plan Sheet CS102.
3. Landscaping, as shown on Plan Sheet LP102.
4. Other miscellaneous site improvements such as sidewalks, retaining walls, fencing, dumpsters with enclosures, and transformer pads, as shown on Plan Sheet C102.

The portion of Phase 2 located on the east side of Wilbur Cross Way will consist of the following improvements:

1. Two mixed-use buildings known as VS-8/9 and VS-10. These mixed-use buildings will consist of commercial uses on the ground floor and residential uses on the ground floor and upper floors. Details regarding the mix of uses are provided in this Statement of Use, and details regarding the design of the building are included in other parts of this application.
2. Various on-street and off-street parking spaces, as shown on Plan Sheet CS101. This zoning permit application includes two different parking alternatives. The first alternative is shown on Plan Sheet C101 and includes a surface parking lot with pervious pavement and approximately 90 parking spaces. This alternative will be proposed if the Planning & Zoning Commission approves a pending application for a zoning map amendment. The second alternative is shown on Plan Sheet CS201 and includes a parking garage with approximately 180 parking spaces. This alternative will be proposed if the Planning & Zoning Commission does not approve the pending zoning map amendment. As described in this Application, there are significant environmental and

- aesthetic benefits to the alternative that includes a surface parking area with pervious pavement as compared to a two-story concrete deck parking structure.
3. Landscaping, as shown on Plan Sheet LP101.
 4. Other miscellaneous site improvements such as sidewalks, retaining walls, fencing, dumpsters with enclosures, and transformer pads, as shown on Plan Sheet CS101.

Development Summary

Phase 2 includes the following approximate breakdown of residential and commercial space:

Residential: A total of 205 residential units is anticipated. The units will include a combination of studio, one bedroom, two bedroom and three bedroom units distributed among Buildings VS-2, VS-5/6, VS-8/9, and VS-10. Most units will be located on upper floors. Some units in Buildings VS-2, VS-5/6, and VS-10 may be located on the ground floor.

Commercial: A total of approximately 34,000 square feet of commercial space will be located on the ground floor of Buildings VS-2, VS-5/6, VS-8/9, and VS-10.

Property Involved in Application

As depicted on the attached plans, the properties involved in this application include the following:

West of Royce Circle and Wilbur Cross Way:

1. Property owned by Storrs Center Alliance, LLC known as Phase 1C, Parcel 2 (0.58 acres).
2. Property owned by Leyland Storrs II, LLC, referred to as Phase 2A area (1.29 acres).

East of Wilbur Cross Way:

1. Property owned by Storrs Center Alliance, LLC known as Phase 1D (0.25 acres)
2. Property owned by Storrs Center Alliance, LLC, referred to as Phase 2B area, which is part of Tax Assessor Map 16, Block 41, Lot 13 (2.51 acres, although only 1.5 acres will be disturbed as part of Phase 2).
3. A portion of property owned by the State of Connecticut, which is part of Tax Assessor Map 16, Block 41, Lot 13, which is under contract to be purchased by Storrs Center Alliance, LLC (1.24 acres).

Storrs Center Alliance (or an SCA affiliate) will acquire title to all properties involved in Phase 2 prior to issuance of building permits relative to that particular area. It is anticipated that properties west of Wilbur Cross Way will be merged into a single lot prior to development and properties east of Wilbur Cross Way will be merged into a single lot prior to development. No subdivision approvals are anticipated.

Project Sequence

The improvements described in this zoning permit application shall be sequenced in the following general manner:

1. Starting in the second quarter of 2014, site grading and other site work will commence in the Phase 2 area.
2. Construction of Phase 2 buildings and related parking, landscaping and other improvements is expected to commence during the third quarter of 2014.

Construction cost estimates and technical details regarding grading and earth movement on site will be submitted under separate cover.

Consistency with Storrs Center Special Design District

The applicants believe that this application is consistent with all of the required elements of the Storrs Center Special Design District. Pursuant to Article X, Section S.6.c(vi) of the Zoning Regulations, the following statements have been prepared by a professional with expertise in the relevant subject area, demonstrating reasonable consistency with approved elements of the Storrs Center Special Design District, and are included in this Application package:

1. Preliminary Master Plan
2. Master Parking Study
3. Master Traffic Study
4. Master Stormwater Drainage Study
5. Design Guidelines

Consistency with other Government Approvals

Storrs Center Alliance has previously obtained several government approvals for Storrs Center, including the following:

1. Inland wetland permit approval from the Mansfield Inland Wetland Commission.
2. United States Army Corps of Engineers approval of a section 404 permit.
3. State of Connecticut Department of Energy and Environmental Protection approval of a section 401 water quality certification.
4. Connecticut State Traffic Commission approval of a major traffic generator certificate of approval.

As part of the inland wetland approvals for Storrs Center, an urban footprint line was established along the edge of disturbance for the overall project. The urban footprint line is shown on the plans included in this Application. Consistent with earlier phases of Storrs Center, the Application adheres to the location of this line and respects the development boundary that was established during wetland review.

Future Commercial Tenants

The ground floor commercial space to be constructed in the Phase 2 mixed-use buildings will initially be built to a “plain vanilla box” level of interior completion. Future commercial tenants in Phase 2 will each make separate applications to the Town of Mansfield for any additional improvements to their respective tenant spaces, as necessary. Such improvements may include interior improvements, signage, lighting, awnings, street furniture, storefront modifications or other similar improvements.

Water and Sewer Service

Public water and sewer service will be provided to Phase 2 by the University of Connecticut, pursuant to water supply and sewer service agreements with the University. This is consistent with the rest of Storrs Center.

Intent to Submit Property to Common Interest Ownership Regime

It is the applicants’ intent to submit the Phase 2 area to a common interest ownership regime pursuant to Connecticut law. Generally speaking, the residential space, together with associated elevator lobbies, shall become part of one or more condominium units for residential uses, to be owned by co-applicant EDR. The remaining ground floor commercial space shall become part of one or more condominium units for commercial uses, to be owned by co-applicant Storrs Center Alliance. Within each condominium unit, individual tenant spaces will be rented to individual residential and commercial tenants, respectively. One or more condominium associations shall be created, which will be responsible for maintenance of common elements, such as building exteriors and outside improvements, with the power to enforce collection of common expenses by liens on the unit owners.

Plan for Managing Phase 2 Construction Activity and Traffic

Construction traffic will be required to reach the Phase 2 area via Storrs Road (State Route 195), Charles Smith Way, Dog Lane west of the Greek Church, Wilbur Cross Way, and Royce Circle. It is expected that the majority of construction traffic will be to and from the north on Storrs Road (State Route 195). No construction traffic will be allowed to use local streets, including Dog Lane east of the Greek Church. No construction deliveries, loading, or site clearing, grading or construction activity shall take place before the hour of 7:00 a.m. Monday through Saturday, or before the hour of 9:00 a.m. on Sundays and holidays. Furthermore, no construction deliveries, loading, or site clearing, grading or construction activity shall take place after 9:00 p.m. daily. The General Contractor will be responsible for coordination of construction traffic.

Future Phase(s)

It is the intent of the applicant Storrs Center Alliance to submit one or more zoning permit applications at a later date for development of Phase 3 within the Storrs Center Special Design District area.

Storrs Center Alliance, LLC
Education Realty Trust, Inc.

Storrs Center Phase 2 Zoning Permit Application

List of Abutting Property Owners

Town of Mansfield
Town Clerk
4 South Eagleville Road
Storrs, CT 06268

Leyland Storrs 1C, LLC
c/o Leyland Alliance Inc.
PO Box 878
Tuxedo Park, NY 10987

State of Connecticut
University Of Connecticut
U Box 3038 Facilities Management
Storrs, CT 06269

Region 19 Board of Education
Mansfield Willington Ashford
4 South Eagleville Road
Storrs, CT 06268

Richard Robarge Jr.
Leslie D. Robarge
3 Lorraine Circle
Storrs, CT 06268

Storrs Associates LLC
P.O. Box 476
Storrs, CT 06268

Nicholas and Georgia Haidous
Haidous Family Trust
897 Storrs Road
Storrs, CT 06268

Hellenic Society
Paideai Inc.
P.O. Box 14852
Storrs, CT 06268

Statement of Consistency with Preliminary Master Plan

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 2 development plan for general consistency with the Preliminary Master Plan for the SC-SDD Zone and believes the design is consistent with the plan.

A Preliminary Master Plan (Plan) was approved in 2007 as part of the zoning map amendment that created the Storrs Center Special Design District. Among other things, the Plan contemplated a public street (originally referred to as the Village Street) that would generally run in a north-south direction and connect the Town Square area (Phase 1) with the Market Square area (Phase 4). The Plan also contemplated that mixed-use buildings would be built adjacent to the Village Street on both the east and west sides of the street as part of Phase 2. A second parking garage was also planned for the area behind Phase 2. An additional area of residential development, known as Phase 3, was planned for the area to the east of the Phase 2 area.

The Town of Mansfield has since built the Village Street, now known as Wilbur Cross Way, and the Parking Garage and Intermodal Center. Mixed-use development is continuing in the Phase 1 area, and new commercial construction is underway in the Phase 4 area. Storrs Center Alliance, LLC and Education Realty Trust, Inc., have applied for zoning permit approval for several mixed-use buildings to be located near Wilbur Cross Way in the Phase 2 area. Specifically, two mixed-use buildings (VS-2 and VS-5/6) are proposed for the west side of Wilbur Cross Way and Royce Circle, and two mixed-use buildings (VS-8/9 and VS-10) are proposed for the east side of Wilbur Cross Way and Royce Circle. A parking facility (surface lot or garage) is also proposed east of Wilbur Cross Way. The proposed locations of these buildings and parking facilities are consistent with what was shown on the Plan. In fact, the Plan included two additional buildings in Phase 2 (on the west side of Wilbur Cross Way between the Phase 2 and Phase 4 areas) that are not proposed in this application and are not expected to be built.

The current zoning permit application proposes a total of approximately 205 new residential units and 34,000 square feet of new commercial space. When added to the existing development in Storrs Center (including space now under construction), the total amount of development to date is still less than what was originally approved for Storrs Center.

From a technical standpoint, the proposed zoning permit is consistent with the Plan. In large part, this is because with the completion of Wilbur Cross Way, Royce Circle and other development in Phase 1 and Phase 4, the engineering for the Phase 2 development will readily be integrated into the existing public streets and related improvements in a manner that is consistent with the Plan. The Statement of Use and the Statements of Consistency with the Master Traffic Study, Master Parking Study, Master Stormwater Drainage Study, and Design Guidelines all demonstrate consistency with the major engineering and design aspects of the SC-SDD zone. Proposed grading, utilities, and sidewalks in Phase 2 are also consistent with the Plan. The proposed Phase 2 development provides appropriate connections for potential future development of Phase 3.

In summary, the proposed zoning permit for Phase 2 is consistent with the Preliminary Master Plan for the Storrs Center Special Design District.

Statement of Consistency with Master Parking Study

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 2 development plan for general consistency with the Master Parking Study and believes the design is consistent with the study.

The Master Parking Study, prepared by Desman Associates, identifies the following "peak demand ratios" in Table 3b:

Residential/Suburban – 1.25 spaces per unit
Restaurant/Sit-Down – 7.70 spaces per 1000 square-feet of gross leasable area
Restaurant/Fast-Food – 4.10 spaces per 1000 square-feet of gross leasable area
Office – 2.61 spaces per 1000 square-feet of gross leasable area
Community Shopping Center – 2.43 spaces per 1000 square-feet of gross leasable area

At the conclusion of Phase 2 construction, Storrs Center will have the following development totals, with corresponding parking demand calculated as required by the Master Parking Study methodology: square-footage and unit counts will exist, generating this parking demand:

Residential – 619 units requires 774 spaces

Restaurant/Sit-Down – 24,987 square-feet requires 192 spaces

Restaurant/Fast-Food – 11,264 square-feet requires 46 spaces

Office/Medical Office – 34,188 square-feet requires 89 spaces (19,828 square-feet of which is medical office)

Community Shopping Center – 97,901 square-feet requires 238 spaces

Total Required Parking = 1,339 spaces

At the conclusion of the Phase 2 construction a total of 1,343 spaces will have been constructed in Storrs Center. This value exceeds the required number of spaces using the methodology set forth in the approved Master Parking Study (1,339). In addition, the location of the proposed parking spaces is consistent with the Preliminary Master Plan approved for the Storrs Center Special Design District. For these reasons, we believe that the proposed approach to providing parking in this zoning permit application is consistent with the Master Parking Study previously approved for the Storrs Center Special Design District.

It is important to note that an application for a zoning map amendment is currently pending with the Mansfield Planning & Zoning Commission. The pending zoning map amendment would revise two parking factors used in the Master Parking Study to more closely reflect actual parking usage experienced in Storrs Center. Specifically, the zoning map amendment would revise the residential parking factor from 1.25 spaces per unit to 0.92 spaces per unit. This

change has been proposed since actual usage is only about 0.85 parking spaces per residential unit. In addition, the zoning map amendment proposes to create a new parking factor for medical office space (4.68 spaces per 1,000 square-feet of gross leasable area) as compared to the parking factor used for general office space (2.61 spaces per 1,000 square-feet of gross leasable area). This change is proposed to account for the somewhat greater parking demand generated by medical office space as compared to general office space. The net result of these proposed changes, if approved by the Planning & Zoning Commission, would be to reduce the overall number of parking spaces required for Storrs Center. This would enable Phase 2 to be developed without building a second parking garage in Storrs Center. Instead, a more environmentally sensitive and attractive surface parking area, with pervious pavement and ample landscaping, could be built.

Statement of Consistency with Master Traffic Study

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 2 development plan for general consistency with the Master Traffic Study previously approved for the Storrs Center Special Design District and the most recent approval by the Connecticut Department of Transportation - Office of the State Traffic Administration (OSTA) under Administrative Decision (AD) No. 183 (OSTA #077-1305-01). Phase 2 as proposed includes the construction of the following buildings referenced in the OSTA AD: VS-3, VS-5, VS-6, VS-8, VS-9, and VS-10. These buildings are now referred to as VS-2, VS-5/6, VS-8/9, and VS-10. Buildings MS-1 and VS-7 have been eliminated from the overall development.

The OSTA approval identifies the following as the total approved gross square-footage and unit count in the "Storrs Center Building Summary":

Residential – 690 Units

Retail/Office Area- 227,705 square-feet

To date the following approximate amounts of commercial spaces and residential units from the OSTA certificate summary have been approved locally or constructed:

Residential – 414 Units

Retail/Office Area – 135,094 square-feet

The Phase 2 development proposes the following approximate amounts of commercial space and residential units:

Residential – 205 Units

Retail/Office Area – 33,245 square-feet

After Phase 2 is complete, Storrs Center will have the following approximately amounts of commercial space and residential units:

Residential – 619 units

Retail/Office Area – 168,339 square-feet

The combined Phase 2 development program and all of the development previously approved or under construction at Storrs Center is still considerably less than the amount of development approved by the OSTA AD and accounted for in the Master Traffic Study. In addition, the proposed Phase 2 development is consistent with the Preliminary Master Plan previously approved as part of the Storrs Center Special Design District. For these reasons, we believe the proposed zoning permit is consistent with the Master Traffic Study.

Statement of Consistency with Master Stormwater Drainage Study

Langan, CT Inc. has reviewed the proposed Storrs Center Phase 2 development plans for general consistency with the Master Stormwater Drainage Study previously approved for the Storrs Center Special Design District.

The Master Stormwater Drainage Study, prepared by BL Companies, provided "Estimated Post-Development Drainage Area Characteristics" on page 14, in table #5. This table identified estimated areas, composite curve numbers, and times of concentration for four sub-watersheds located across the Storrs Center project. These sub-watersheds were identified as A, B, C, and D. Sub-watersheds A and D are isolated to Storrs Road and are not impacted by the proposed Phase 2 development plan and were not analyzed. From the estimated sub-watershed characteristics provided, we were able to generate estimated post-development peak flow rates for the two pertinent sub-watersheds.

After calculating the estimated post-development peak flow rates, we generated new area, composite curve numbers, and times of concentrations for the watersheds using the actual Phase 2 development plans. This allowed us to calculate actual post-development peak flow rates and compare them to the estimated values identified in the Master Stormwater Drainage Study.

The table below shows the values calculated for both design scenarios, for the two sub-watersheds for all storm events up to and including the 100-year:

PEAK RUNOFF FLOW RATE AND RUNOFF VOLUME COMPARISON										
SUBWATERSHED ID	2-YEAR		10-YEAR		25-YEAR		50-YEAR		100-YEAR	
	Master Study Estimate	Actual								
B- Southern Watercourse	41.59	29.02	71.09	54.36	84.36	66.05	97.75	77.92	111.23	89.92
C- Northern Watercourse	34.64	32.43	56.46	54.39	66.27	64.41	76.17	74.60	86.16	84.92

As shown above none of the actual post-development peak flow rates exceed the estimated post-development peak flow rates identified in the Master Stormwater Drainage Study. We would note that the actual peak flow rates from sub-watershed B are significantly lower than those estimated in the study due to this sub-watershed collecting run-off from the Phase III development area of Storrs Center which is yet to be built.

In addition to a reduction in peak flow rates from those identified in the Master Stormwater Drainage Study, the current Phase 2 development plans provide greater than 0.35 acre-feet of stormwater storage volume. The Master Stormwater Drainage Study only identified the need for 0.31 acre-feet of storage within the Phase 2 development footprint. This storage volume provides the necessary attenuation of the post-development peak flow rates to pre-development levels.

It is important to note that an application for a zoning map amendment is currently pending with the Mansfield Planning & Zoning Commission. The pending zoning map amendment would revise two parking factors used in the Master Parking Study to more closely reflect actual parking usage experienced in Storrs Center. The net result of these proposed changes, if approved by the Planning & Zoning Commission, would be to reduce the overall number of parking spaces required for Storrs Center. This would enable Phase 2 to be developed without building a second parking garage in Storrs Center. Instead, a more environmentally sensitive and attractive surface parking area, with pervious pavement and ample landscaping, could be built. Among other benefits, a surface parking area with pervious pavement would promote stormwater infiltration where-as a two-story concrete deck parking structure is completely impervious.

Based upon this information we believe the proposed zoning permit development plans are consistent with the Master Stormwater Drainage Study.

5.2 DESIGN CERTIFICATION FORM

The application is consistent with the attached design review checklist.

Storrs Center - Phase II

Name and Location of Building

M. P. Ho

Architect of Record

4.1.14

Date

5.3 STORRS CENTER DESIGN REVIEW CHECKLIST

Building/ Site Description: Storrs Center- Phase II
 Location: Mansfield, Connecticut
 Area: Storrs Road and Dog Lane
 Architect/Engineer: Humphreys & Partners Architecture, LP
 Contact: Bobby Finta- 972-701-9636
 Initial Review Date: March 14, 2014

All questions should be answered Yes/No/NA unless specific information is requested. For 'No' answers, please include explanatory Comments/Notes. In these regulations "reasonable consistency" means that some variation or deviation from specific provisions is acceptable provided that the overall intent of the provision is achieved.

Section 1.3 Preliminary Master Plan

Is the overall plan contained in the zoning permit application reasonably consistent with the Preliminary Master Plan?

Y	N	NA
X		

Comments/Notes:

The Phase 2 site layout and technical elements are consistent with the Storrs Center Preliminary Master Plan. New streets and sidewalks have been built per the Master Plan. The proposed building locations and perimeters are consistent with those in the Master Plan. As noted on the site plans, all new electrical, and telephone utility infrastructure have been located underground.

Sections 2.3 – 2.6 Area Specific Requirements

Is the site plan reasonably consistent with the area specific design standards for its location (i.e., Town Square, Market Square, Village Street, Residential)?

	Y	N	NA
Allowable Uses	X		
Building Setback	X		
Building Height	X		
Façade Setback	X		

Eave Projection	X		
Roof Profile	X		
Recessed Entries	X		
Awnings	X		
Balconies	X		
Covered Arcades/Galleries	X		

Comments/Notes:

Allowable uses: Phase 2 buildings contain residential and commercial uses consistent with Storrs Center Special Design District (SDD) requirements (see the Table of Uses).

Building Setbacks: Front and side yard setbacks are 0 ft. as long as there is 8' between the face of the building and the back of the street curb.

Building Height: Buildings have a maximum height limitation of 85'. Maximum proposed building heights are 75'.

Façade Setbacks: Setbacks are permitted to be up to 2' at the building face and 12' at the penthouse level. Façade setbacks in the current design are 1' or less.

Eave Projections: Projections are permitted to be up to 3'. Current design does not exceed this requirement.

Roof Profile: Single slope roofs adhere to the maximum slope requirement of 12-in-12, multiple slope roofs conform to traditional forms and proportions.

Recessed Entries: The majority of building entrances are flush with the exterior facades. Where residential lobby entrances are recessed, they are less than the 4' as permitted in the SDD guidelines.

Awnings: Space has been provided between the trim band at the bottom of the residential portion of the building and the top of the storefront of the commercial spaces on the first floor to allow for the placement of awnings by the commercial tenants when they fit out their spaces. Tenant façade improvements, including the placement and configuration of awnings, will be reviewed for conformance with the SDD Guidelines. Tenants are required to submit proposed improvements to Storrs Center Alliance for review and written approval prior to submitting applications to the Town.

Balconies: Balconies are not provided.

Covered Arcade/Galleries: A covered arcade/gallery is provided between buildings VS-5 and VS-6.

Are the streets reasonably consistent with the roadway design standards for their location?

	Y	N	NA
Lane Widths	X		
Parking Lane Widths	X		
Turning/Curb Radius	X		
Curb Heights	X		

Comments/Notes:

Lane widths for the garage access road (east of Wilbur Cross Way) and the road west of VS-5 and VS-6 are the same as those proposed in the Preliminary Master Plan. Curb radii at all critical intersections are consistent with those in the Preliminary Master Plan. Curb heights are consistent with the Design Guidelines, with either 6" reveal or 4" reveal. The location of proposed intersections with Wilbur Cross

Way are consistent with the Master Plan, and on-street parking is accommodated on the proposed new public streets.

Are the streetscape elements reasonably consistent with the design standards for their location?

	Y	N	NA
Sidewalks	X		
Terraces	X		
Combined Sidewalk/Terrace Areas	X		
On-street Parking	X		
Street Trees	X		
Street Lighting	X		
Street Furniture	X		

Comments/Notes:

Is the building scale and composition reasonably consistent with the applicable Building Composition diagrams?

	Y	N	NA
Massing and Scale	X		
Horizontal/Vertical Divisions	X		

Comments/Notes:

Massing and Scale: Building façades in the new neighborhood facing Wilbur Cross Way have varied massing elements with a uniform rhythm, vertically proportioned windows and distinctive parapets. Key intersections terminate with tower elements and prominent vernacular forms. As the façades of the buildings move away from the Town Square towards Educational Playcare, the scale of building elements is reduced by the use of smaller scale elements, less prominent street façades and material changes.

Horizontal/Vertical Divisions: A strong horizontal band at the second floor deck of most buildings clearly defines and segregates the first floor commercial spaces for the residential spaces above except where it has been raised in a few select locations for special emphasis as mentioned above. Building facades are vertically proportioned by the use of vertical divisions between different building façades and vertical compositional elements within each façade.

Is the building orientation and façade design reasonably consistent with the applicable Building Composition diagrams?

In accordance with the guidelines, prominent architectural elements have been placed at key intersections.

	Y	N	NA
Location of entrances	X		
Location of special elements and architectural gestures	X		

Comments/Notes:

Locations of Entrances: Entrances to first floor commercial spaces are integrated into the storefront façades along the streetscape. Where the potential for larger retail spaces exist, more prominent entrances are provided. Residential entrances to the apartments above the first floor are clearly defined at the point of entry on the first floor.

Location of special elements and architectural gesture: Important architectural gestures are constrained to the key vistas and axis described above.

Section 3 Lot and Building Standards

Section 3.2.1 Site Layout Standards

Is the Site Layout reasonably consistent with the Site Layout Standards?

	Y	N	NA
Site features	X		
Visual patterns	X		
Building entrances	X		
Major parking areas	X		

Comments/Notes:

Section 3.3.2 Building Layout and Design Standards

Is the scale of the building mass reasonably compatible with existing or planned nearby buildings?

Y	N	NA
X		

Are the roof mass and building façade reasonably compatible as a building composition?

Y	N	NA
X		

Does the design reasonably incorporate weather protection, convenience and safety features for pedestrians?

Y	N	NA
X		

Comments/Notes:

Compatible Building Scale: Building scale and massing is consistent with the adjacent TS-1, TS-2, DL1/2 and TS-3 buildings to the north, and the SDD guidelines. Buildings VS-2, VS-5, VS-6 and VS-8/9 are all 5 stories tall, a half story less than permitted. Building VS-10 is 4 stories tall.

Roof mass and façade composition: Building façades are generally divided into a traditional first story commercial base, 3 story residential body and single story cap consisting of a variety of dormer or roof forms. Strong top story roof forms and parapets are used at visually important locations.

Weather Protection, Convenience and Safety: Residential entrances have lobby vestibules for easy access and convenience; large retail space entrances have permanent canopies, and architectural allowances have been provided for the installation of awnings for smaller first floor commercial tenants. Building roofs will be internally drained where flat, or will have gutters and snow guards when sloped. The use of flat roofs throughout this phase of development will minimize the potential for snow and ice falling from roofs; snow guards will also be used where appropriate.

Section 3.3.3 Floor Heights

Are the floor-to-floor heights reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Floor-to Floor Heights: First floor commercial floor-to-floor heights vary due to the change in the street elevations but are at a minimum between the 15' and 20' specified in the guidelines. Floor-to-floor spacing on the residential floors is 11'-0" which provides for 9' ceilings in the residential units and the appropriate structural floor thickness.

3.4 Façade Composition

3.4.1 Building Walls

Are the windows reasonably compatible with the building design?

Y	N	NA
X		

Are the windows generally vertically proportioned?

Y	N	NA
X		

Are the windows rhythmically spaced in a pattern reasonably compatible with the building form?

Y	N	NA
X		

Are the windows on upper floors generally smaller than the ground floor display windows?

Y	N	NA
X		

Are the windows generally recessed in their openings?

Y	N	NA
X		

Comments/Notes:

Windows compatible with building design: Similar to TS-1, TS-2, DL1/2 and TS-3, building forms are generally based on 19th and early 20th century forms of American vernacular architecture. Windows are double hung and casement styles, with a variety of lite patterns, consistent with the buildings they are in.

Windows vertically proportioned: Windows do vary somewhat from façade to façade, but are generally twice as tall as they are wide.

Windows rhythmically spaced: Windows are generally spaced at a consistent rhythm of 7' to 10' on center. Where appropriate, window rhythms vary to accentuate building entrances and roof forms.

Windows smaller than the ground floor display windows: Upper story windows are smaller than commercial first floor storefront openings.

Recessed Window openings: Fixed, double hung and casement windows are all conventional sash and frame windows where window sashes will be recessed behind the surface of the building façades.

3.4.2 Window Openings

Are the window openings designed to be reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Windows are rhythmically spaced, vertically proportioned and contextually appropriate for the façades that they are placed in.

3.4.3 Shutters

Are shutters designed to be reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Shutters are not provided in this phase of the project.

3.4.4 Balconies

Are balconies designed to be reasonably consistent with the design guidelines?

Y	N	NA
		X

Comments/Notes:

Balconies are not provided in this phase of the project.

3.4.5 Entries

Are primary building entrances clearly defined and articulated?

Y	N	NA
X		

Does the main entrance face a major street?

Y	N	NA
X		

If the building has a prominent corner location, is an entrance located at the corner (if applicable)?

Y	N	NA
X		

Are the American with Disabilities Act standards for building entries addressed in the documentation?

Y	N	NA
X		

Comments/Notes:

Building Entrances: Entrances to first floor commercial spaces are integrated into the storefront façades along the streetscape. Where the potential for larger retail spaces exist more prominent entrances are provided particularly south of the Transportation Hub. Residential entrances to the apartments above the first floor are clearly defined at the point of entry on the first floor. Building entrances are directly off Royce Circle and Wilbur Cross Way.

American with Disabilities Act: All entrances are ADA compliant as required by the Connecticut Building Code.

3.5 Commercial Storefronts

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction. In addition, all commercial tenants are required to submit proposed improvements to Storrs Center Alliance for review and written approval prior to submitting to the Town.

3.5.2 Composition

Where included, are the storefronts reasonably consistent with framework of traditional storefront design?

Y	N	NA
X		

Is there diversity of character and individuality among the various storefronts?

Y	N	NA
X		

Are storefront entrances clearly marked?

Y	N	NA
X		

Is the relationship of indoor to outdoor reasonably well established using transparency or, at terraces, operable doors and windows?

Y	N	NA
X		

Comments/Notes:

Commercial storefronts are rhythmical and vertically proportioned and appropriately scaled for the façades in which they are placed. A large proportion of the ground floor street front façades are glazed to provide a strong connection between commercial spaces and the streetscape. Exact glazing patterns of storefronts, placement of awnings, entrances, and transoms will be proposed by individual tenants leasing the spaces.

3.5.4 Materials

What materials are used for the storefronts?

Storefronts shall consist of large tempered insulated glass panels set in thermally broken aluminum frames with a kynar finish wrapped with painted trim.

Are materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Materials described are consistent with SDD guidelines

3.6 Roof and Cornice Form

Is the building designed with a cornice or parapet wall in accordance with the design guidelines?

Y	N	NA
X		

Where applicable, do traditional roof forms reasonably follow historic precedent?

Y	N	NA
X		

Are the roofs consistent to the height limitations in the design guidelines?

Y	N	NA
X		

Comments/Notes:

Cornice and Parapets: Where provided, parapets extend at least 30" above roof planes in accordance with the guidelines. Cornice widths are at least 10" in accordance with the guidelines, but are typically wider in proportion to the façade below.

Roof Forms: Roof forms are typically flat, with some single sloped gable, shed and mansard forms with pitches between 8 and 12-in-12, in keeping with traditional vernacular forms and the design guidelines.

Roof Heights: Roof heights are limited to 75', 10' less than the permitted height set forth in the SDD guidelines.

3.6.3 Materials and Colors

What are the roof materials and colors?

Fiberglass shingles are used. Colors are warm grays and earth tones consistent with natural roofing materials. Colors will also be consistent with SRI index required by the sustainability guidelines.

Are materials and colors reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Selected materials and colors are consistent with the Storrs Center Design Guidelines.

3.6.4 Mechanical Equipment

Is roof-mounted equipment (HVAC, plumbing, exhaust fans, etc.) reasonably concealed from view?

Y	N	NA
X		

Are wall mounted grilles, vents and louvers reasonably integrated into the façade design?

Y	N	NA
X		

Comments/Notes:

Roof Mounted HVAC equipment: Roof mounted equipment is located near the center of building roofs which are protected from view by parapets and mansard roofs that are at least 30" higher than the roof plane that the equipment is situated on.

Wall mounted grills: Wall mounted grills will be painted to match the siding color. Multiple vents will be combined where possible.

3.7 Building Materials

3.7.2 Appropriate Materials

What building materials are used?

Facades: Decorative masonry, brick, fiber cement siding, and fiber cement panels

Windows: Vinyl fixed, double hung and casements & storefront

Doors: Aluminum and glass, painted hollow metal (rear of buildings). Aluminum surfaces will have a factory finished color.

Trim: Prefinished or painted fiber cement or PVC

Visible Roofing: Fiberglass shingles

Are the materials used appropriate and compatible to those of adjacent buildings and reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Selected materials are all specifically permitted by the SDD guidelines.

3.8 Colors

Is the paint color scheme reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Colors are traditional, similar to the Benjamin Moore Historic Color palette.

3.9 Building Lighting Design

If applicable, is the lighting plan design for the building reasonably consistent with the design guidelines?

Y	N	NA
X		

Are the fixtures compatible with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Storefront lightning will be proposed on an individual basis as tenants fit out their spaces. Tenant lighting will be reviewed for consistency with the design guidelines prior to being submitted for approval. All commercial tenants are required to submit proposed lighting plans to Storrs Center Alliance for review and written approval prior to submitting applications to the Town.

3.10 Building Signage

NOTE: Zoning approval plans may not include final individual storefronts and signage pending identification of actual tenants and application for tenant fit-out permits. If not included with zoning approval package, signage and storefronts for individual tenant fit-outs must demonstrate compliance with these design guidelines as part of applications for permitting of individual tenant fit-out construction.

If included, is the building signage design reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Building signage will be permitted on an individual basis as tenants fit out their spaces. Tenant signage will be reviewed for consistency with the design guidelines prior to being submitted for approval. All commercial tenants are required to submit proposed signage plans to Storrs Center Alliance for review and written approval prior to submitting applications to the Town.

3.11 Building Safety Issues

Are applicable building safety issues addressed in the plans?

Y	N	NA
X		

Comments/Notes:

Plans have been developed in accordance with the current codes applicable in the State of Connecticut. Detailed conformance with pertinent code requirements will be addressed in documents submitted for the building permit.

Section 4 Site Improvement Standards

4.2 Street Trees

What street tree species are used?

Is the size and spacing of trees reasonably consistent with the design guidelines?

Y	N	NA
X		

Comments/Notes:

Size, spacing, and grouping of tree species is consistent with the design guidelines. A monoculture of species is avoided, yet groupings of the same tree are provided to create a strong identity for distinct areas.

4.3 Public Space Details

Is a continuous clear passage width of five feet maintained on all public sidewalks?

Y	N	NA
X		

What materials are used for public sidewalks, outdoor terraces, and plaza spaces?

Are the materials used reasonably consistent with the design guidelines?

Y	N	NA
X		

Is the design of the street tree planting beds reasonably compatible with the design guidelines?

Y	N	NA
X		

Are the materials used in private walks compatible with the materials used in public sidewalks?

Y	N	NA
X		

Does the plan include:

	Y	N	NA
Bus stop shelter, if applicable			X
Bike racks	X		
Directional signage	X		
Benches	X		

Comments/Notes:

Hardscape materials proposed include concrete, colored concrete, and stamped concrete. Details for bike racks, and benches are included in the plan detail sheets.

4.4.2 Parking Structures

Do parking structures have reasonably appropriate architectural cladding or building liners where exposed on street fronts?

Y	N	NA
X		

On perimeters visible from surrounding areas, are parking structures appropriately screened with landscaping?

Y	N	NA
X		

Comments/Notes:

The parking structure GR-2 will be the subject of a separate Design Certification Form.

4.4.3 Off-Street Surface Parking

Are surface parking areas located to the side or rear of buildings where possible?

Y	N	NA
X		

Is the number of contiguous parking spaces generally consistent with the design guidelines?

Y	N	NA
X		

Do surface parking areas have appropriate landscaping or screening?

Y	N	NA
X		

Comments/Notes:

4.5 Service and Utility Areas

Are service areas located in the rear or side yards, where possible?

Y	N	NA
X		

Are walls, fences, or landscaping used to screen service areas?

Y	N	NA
X		

Are refuse containers enclosed with an opaque wall?

Y	N	NA
X		

Is the service area contained in a recess of the building or enclosed where possible?

Y	N	NA
X		

Are service areas sized to address Mansfield recycling requirements?

Y	N	NA
X		

Comments/Notes:

Mansfield recycling requirements: A waste management plan consistent with Town requirements and Phases 1A, 1B and 1C will be followed for Phase 2.

4.6 Site Lighting

Is the site lighting pedestrian scaled?

Y	N	NA
X		

Does the site lighting complement the architectural design?

Y	N	NA
X		

Is the site lighting focused downward to illuminate appropriate areas and to avoid spill-off into other areas?

Y	N	NA
X		

Comments/Notes:

Proposed site lighting is the “Battery Park” fixture by Sentry, or the “Providence” LED by Architectural Area Lighting (AAL). The fixtures, poles and pole heights are consistent with the design guidelines. Cross bars for banner/planter hanging are provided, as is an electrical receptacle in each base. The Sentry fixture is the same fixture used in Phases 1A, 1B and 1C. The Providence LED is a high-efficiency Light Emitting Diode fixture.

4.7 Site Signage

Is the site signage plan reasonably consistent with the guidelines?

Y	N	NA
X		

Has adequate signage been provided to guide visitors in the vicinity of the building(s)?

Y	N	NA
X		

Comments/Notes:

Site Signage will be subject to subsequent review and approval.

4.8 Site Furnishings

Have applicable site furnishing been provided in the plans?

Y	N	NA
X		

Do site furnishings have a reasonably consistent sense of design for the designated area?

Y	N	NA
X		

Comments/Notes:

4.10 Site Safety Issues

Are applicable site safety issues addressed in the plans?

Y	N	NA
X		

Have Mansfield Fire Lane standards been addressed?

Y	N	NA
X		

Comments/Notes:

All known public safety issues are addressed in the plans, and Fire Lane standards, radii and lane widths are consistent with the Storrs Center Preliminary Master Plan, which was specifically reviewed for these issues with the Mansfield Fire Marshal.